DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

City of Renton

PLANNING DIVISION

CERTIFICATE OF EXEMPTION

FROM SHORELINE SUBSTANTIAL DEVELOPMENT

EVALUATION FORM & DECISION

DATE:	July 27, 2015
PROJECT NAME:	DiCerchio Bulkhead Repair
PROJECT NUMBER:	LUA15-000274, SME
PROJECT MANAGER:	Kris Sorensen, Associate Planner
OWNER/APPLICANT:	Richard DiCerchio; 4005 Williams Ave N; Renton, WA 98056
CONTACT:	Richard Seaborn; Sea and Shore Construction; PO Box 31529; Seattle, WA 98103
PROJECT LOCATION:	4005 Williams Ave N; Renton, WA 98056

PROJECT DESCRIPTION: Repair and maintenance of existing rock bulkhead in summer or fall of 2015 along the Lake Washington shoreline at a single-family home site in the Barbee Mill subdivision within the Resdidential-10 (R-10) zone. The bulkhead is located both in the May Creek Reach A and the Lake Washington Reach C shoreline overlay areas. The project is a repair and maintanence of approximately 50 percent of the existing 4-foot tall bulkhead piled rocks along 81 lineal feet of shoreline. Approximately 40 cubic yards of 4 to 6-inch crushed rock and 40 cubic yards of 1-inch minus crushed rock would be placed landward of the bulkhead to improve drainage and prevent future erosion of the soil. Approximately 40 cubic yards of 1-inch minus spawning gravel is proposed waterward of the bulkhead. A silt curtain would be placed around the worksite. The applicant for the $32,000 project is also seeking authorization from Washington Department of Fish and Wildlife and Army Corps of Engineers. The submitted biological evaluation of impacts has made a determination of no-net-loss of ecological function. A planting mitigation plan was previously approved for a residential shared dock to be constructed on this subject site and the site to the north through LUA14-001181. A geotechnical report was submitted stating the problems identified with the existing wall that is falling into the lake in places and the erosion through the wall that is occurring.

LEGAL DESCRIPTION: Lot 48, Barbee Mill, according to the plat thereof,

	recorded in volume 246 of plats, pages 25 through 39, inclusive, in King County, Washington; Together with an undivided interest in Tract K for ingress, egress and utilities as delineated on the face of said plat; And also together with an easement across Lot 47 for ingress, egress and utilities as delineated on the face of said plat.
SEC-TWN-R:	NW Quarter of Section 32, Township 24 N, Range 5 E, in the City of Renton, King County, Washington
WATER BODY/WETLAND:	May Creek, Reach A and Lake Washington, Reach C

Work on shoreline stabilization structures requires review of the Shoreline Master Program and that proposed projects are in compliance with RMC 4-3-090F.4 "Shoreline Stabilization".

c. Existing Shoreline Stabilization Structures: Existing shoreline stabilization structures not in compliance with this Code may be retained, repaired, or replaced if they meet the applicable criteria below:

i. Repair of Existing Structures: An existing shoreline stabilization structure may be repaired as long as it serves to perform a shoreline stabilization function for a legally established land use, but shall be subject to the provisions below if the land use for which the shoreline stabilization structure was constructed is abandoned per RMC 4-10-060, Nonconforming Uses, or changed to a new use.

Staff Response: The proposal is a repair of an existing structure for a legally established single family home and therefore can be repaired.

ii. Additions to Existing Structures: Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures.

Staff Response: The proposal for repair and maintenance is not being added to or increased in size compared to the existing bulkhead and therefore is not considered a new structure.

iii. Changes in Land Use: An existing shoreline stabilization structure established to serve a use that has been abandoned per RMC 4-10-060, Nonconforming Uses, discontinued, or changed to a new use may be retained or replaced with a similar structure.

Staff Response: Not applicable as there is no change in land use at the subject site, where the site continues to be a residential use.

iv. Waterward Replacement Prohibited for Structures Protecting Residences: Replacement walls or bulkheads, if allowed, shall not encroach waterward of the ordinary high-water mark or existing structure unless the residence was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.

Staff Response: The proposal for repair and maintance of the existing wall, with approximately fifty percent of the bulkhead rocks to be replaced, is not proposed to encroach waterward of the ordinary high-water mark.

v. Restoration and Maintenance of Soft Shorelines Allowed: Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the ordinary high-water mark. Replenishment of substrate materials to maintain the specifications of the permitted design may be allowed as maintenance.

Staff Response: The proposal includes approximately 40 cubic yards of 1-inch minus spawning gravel waterward of the bulkhead. The applicant is seeking additional approvals from state Department of Fish and Wildlife and Army Corps of Engineers for the project including the placement of the spawning gravel waterward at the bulkhead.

vi. No Net Loss: Where a net loss of ecological functions associated with critical habitats would occur by leaving an existing structure that is being replaced, the structure shall be removed as part of the replacement measure.

Staff Response: A determination of no net loss for the proposed bulkhead repair and maintenance was provided through biological evaluation, prepared by Marine Surveys and Assessments, dated April 10th 2015. Therefore, no removal of any existing structure is required.

An exemption from a Shoreline Management Substantial Development Permit is hereby granted on the proposed project in accordance with RMC 4-9-190C.3 Exemptions from Permit System granted for the following reason(s):

Subsection 3: Maintenance and Repair: Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements:

a. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition.

b. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to the shoreline resource or environment.

c. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including, but not limited to, its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.

The proposed development is consistent or inconsistent with:

Consistent	Policies of the Shoreline Management Act.
Not Applicable	The guidelines of the Department of Ecology where no Master Program has been finally approved or adapted by the Department.
Consistent	The City of Renton Shoreline Master Program.

DATE OF DECISION ON LAND USE ACTION:
SIGNATURE:

Jenny Lobberg 7/27/15

Jennifer Henning, AICP, Planning Director ***Date***
Department of Community & Economic Development

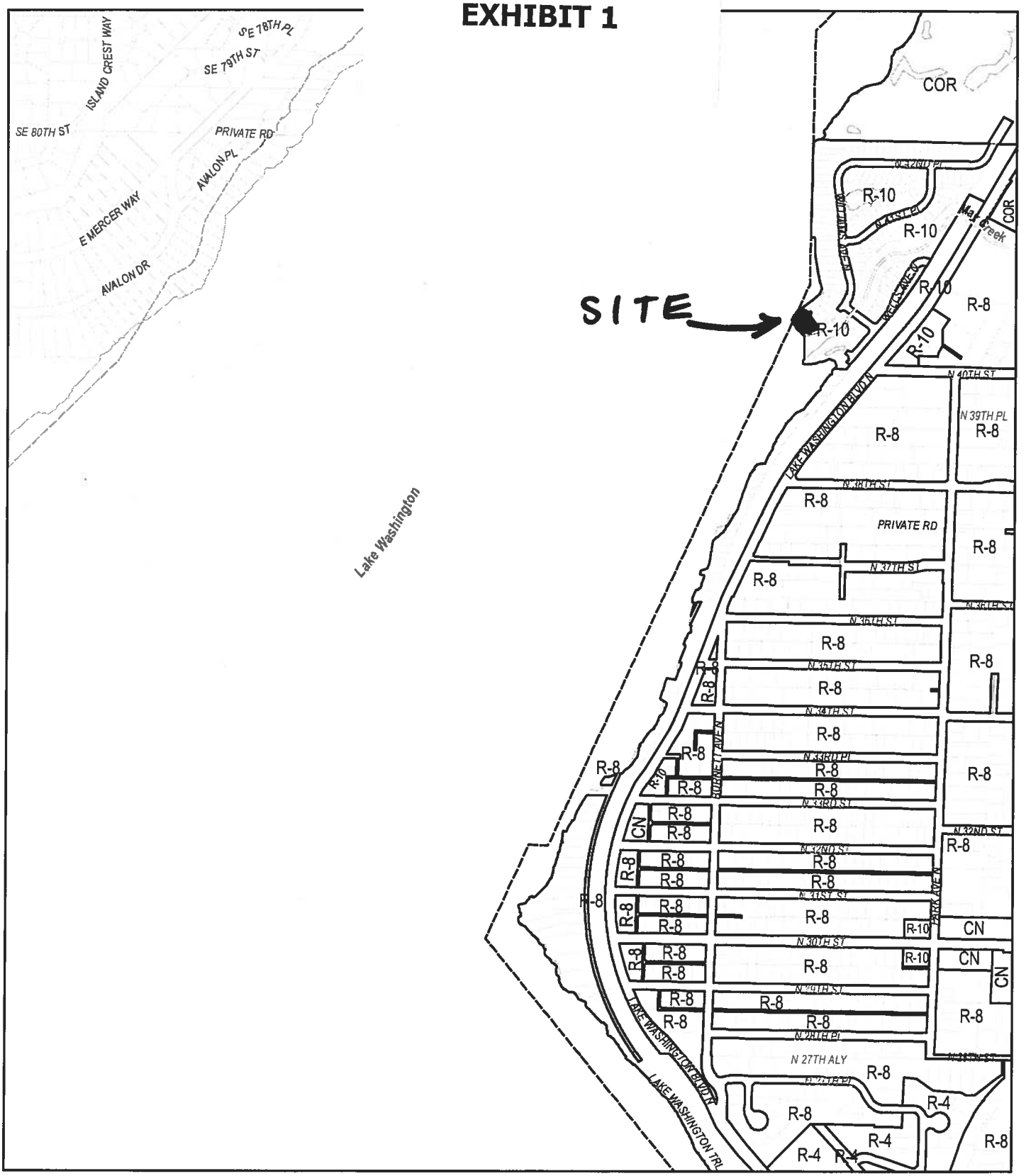
Exhibits:
1. Vicinity/Neighborhood Detail Map
2. Site Plan
3. Bulkhead Section
4. Project Narrative
5. Biological Assessment; Addendum for Addition of Proposed Repair of Existing Bulkhead, dated 8/25/14
6. Geotechnical Engineering Report, dated 4/14/15

cc: Owner/Applicant
Contact
City of Renton Official File

APPEALS: The administrative land use decision will become final if not appealed in writing to the Hearinge Examiner on or before 5:00 p.m. on August 10, 2015. An appeal of the

decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the City of Renton Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. City of RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

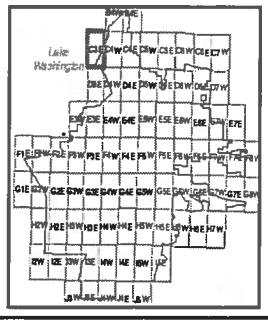
EXHIBIT 1



ZONING MAP BOOK
PLANNING - TECHNICAL SERVICES
PRINTED DATE: 10/02/2013

This document is a graphic representation, not guaranteed to survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.

Community & Economic Development
C. E. "Chip" Vincent, Administrator
Adriana Abramovich, GIS Analyst
City of Renton



D3E 06 T23N R5E E 1/2

0 420 840 Feet
1:9,520

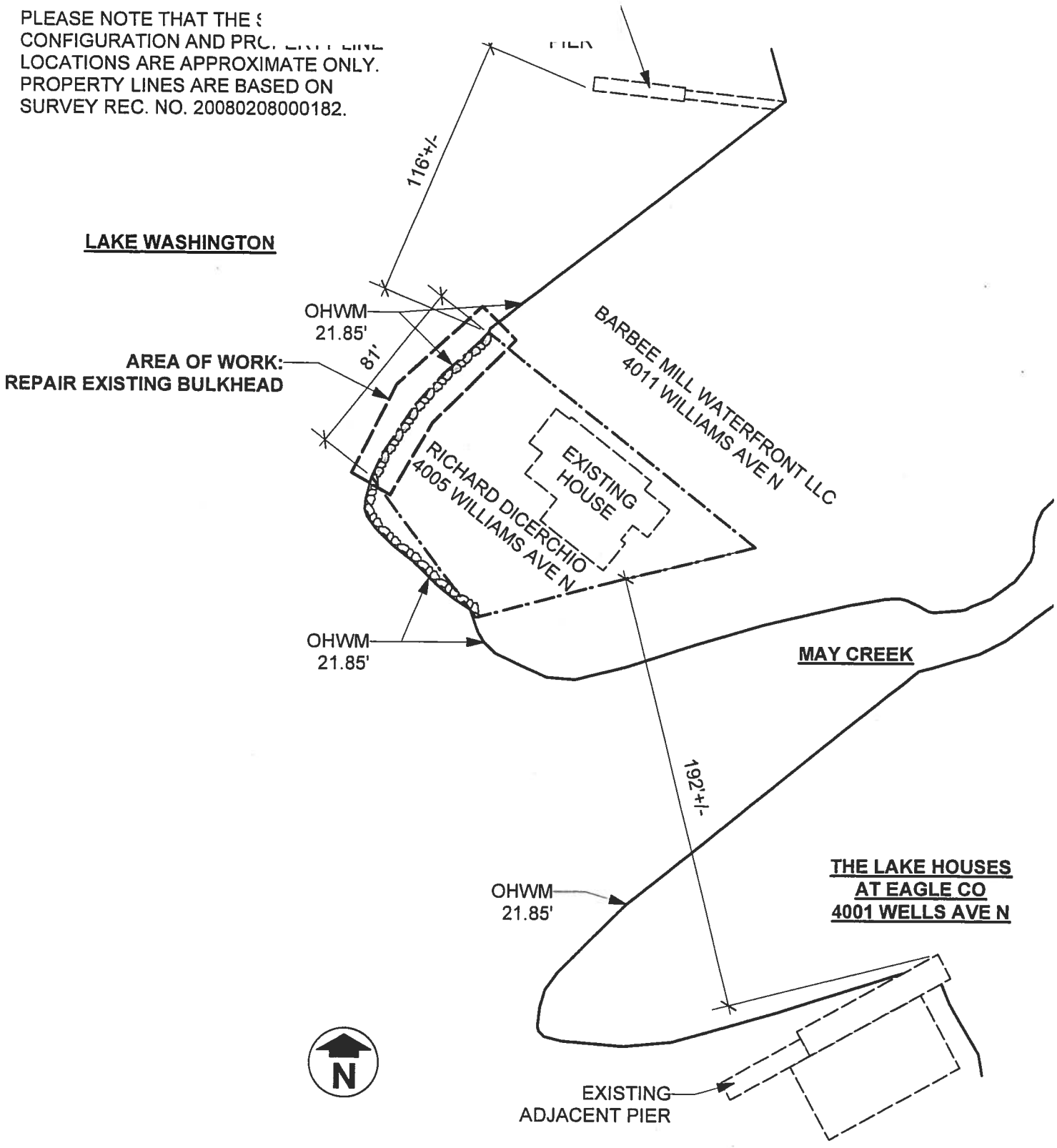
C3E
31 T24N R5E E 1/2

City Limits
- RENTON

Zoning Designation
- (CA) Commercial Arterial
- (CD) Center Downtown
- (CN) Commercial Neighborhood
- (CO) Commercial Office
- (COR) Commercial/Office/Residential
- (CV) Center Village
- (IH) Industrial Heavy
- (IL) Industrial Light
- (IM) Industrial Medium
- (R-1) Residential 1du/ac
- (R-10) Residential 10du/ac
- (R-14) Residential 14du/ac
- (R-4) Residential 4du/ac
- (R-8) Residential 8du/ac
- (RC) Resource Conservation
- (RM-F) Residential Multi-Family
- (RM-T) Resi. Multi-Family Traditional
- (RM-U) Resi. Multi-Family Urban Center
- (RMH) Residential Manufactured Homes
- (UC-N1) Urban Center North 1
- (UC-N2) Urban Center North 2

EXHIBIT 2

PLEASE NOTE THAT THE S
CONFIGURATION AND PRO[illegible] LINE
LOCATIONS ARE APPROXIMATE ONLY.
PROPERTY LINES ARE BASED ON
SURVEY REC. NO. 20080208000182.

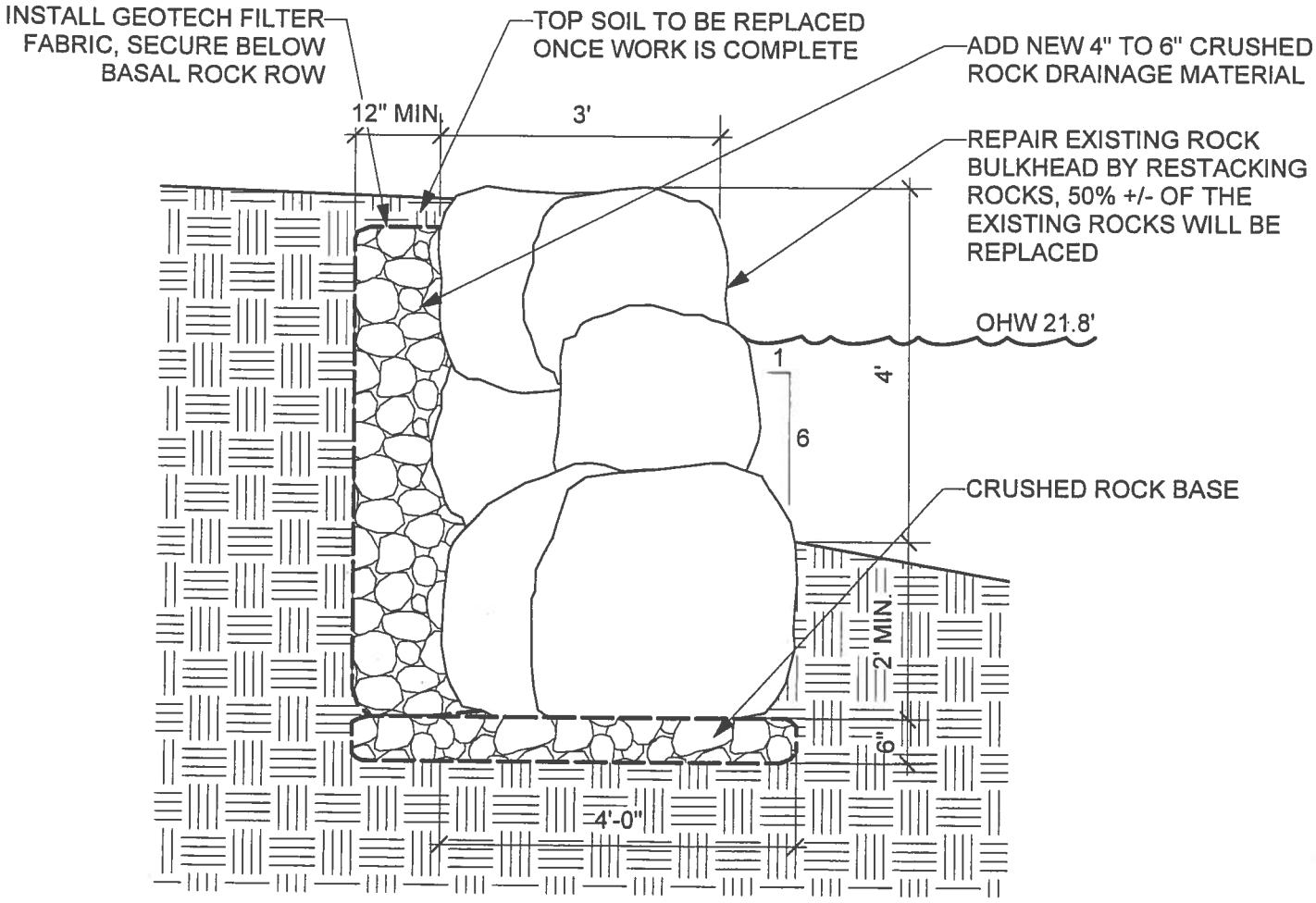


SITE PLAN

SCALE 1" = 60'-0"

0 90 FT

EXHIBIT 3



BULKHEAD SECTION

SCALE 1/2" = 1'-0"

EXHIBIT 4

Project Narrative

DiCerchio Bulkhead

The proposed project is to repair an existing rock bulkhead for the property located at 4005 Williams Avenue North in Renton Washington. A shoreline exemption and environmental review are required from the City of Renton. The project site and adjacent properties are zoned as Residential 10du/ac (R-10). The project site is on the shoreline of Lake Washington and is approximately 175' from May Creek. Richard DiCerchio is the owner of the property. The property is a single family residential lot with an existing single family house. The existing bulkhead is constructed of rock and is approximately 4 feet in height. The bulkhead is in poor condition and sections of the bulkhead have collapsed into the lake. There is erosion occurring to the soil landward of the bulkhead. The bulkhead will be repaired by rebuilding the bulkhead which is approximately 81 lineal feet in length. Approximately 50% +/- of the existing bulkhead rocks will be replaced. Forty cubic yards of 4" to 6" crushed rock and forty cubic yards of 1" minus crushed rock will be added landward of the bulkhead to improve drainage and prevent erosion of the soil landward of the bulkhead. Forty cubic yards of 1" minus spawning gravel will be placed waterward of the bulkhead as required by the Washington Department of Fish and Wildlife. Geotech filter fabric will be placed between the soil and the crushed rock to further prevent erosion. The existing soil type is norma sandy loam. A floating silt curtain will be placed around the work area to contain turbidity to the work area. The estimated fair market value of the project is $32,000. The work is exempt from the requirement of a shoreline substantial development permit because it is repair of an existing structure in like kind (WAC 173-27-040). The work will take place during the summer or fall of 2015. Authorization from the Army Corps of Engineers and the Washington Department of Fish and Wildlife is required for the project.

EXHIBIT 5

(360) 385-4073
marine.surveys.inc@gmail.com

521 Snagstead Way
Port Townsend WA 98368

ADDENDUM: Addition of Proposed Repair of Existing Bulkhead

April 10th, 2015

For: DiCerchio/ Barbee Mill Waterfront LLC Joint-Use Pier Project

4005 Williams Ave. N. Renton, WA 98056

Case #_____, Biological Evaluation Dated August 25th, 2014

To: Whom it may concern,

Please accept this addendum letter for the addition of the repair of an existing bulkhead to the original Biological Evaluation for the DiCerchio Pier, Ramp, and Float project dated August 25th, 2014. This letter describes the nature of the additional project component, addresses any potential impacts of this addition as well as provides an impact determination and net-loss analysis.

A. Project Description

The proponents are proposing to repair an existing bulkhead at the Dicerchio site (see Figures 1-3). The repair will consist of restacking rocks and installing crushed rock drainage material landward of the existing bulkhead. It is estimated that approximately 50% plus or minus of the existing bulkhead rocks will be replaced with new rocks. Forty cubic yards of 4" to 6" crushed rock and 40 cubic yards of minus crushed rock will be added landward of the bulkhead for drainage material. In addition, 40 cubic yards of spawning gravel mix will be added waterward of the repaired bulkhead as mitigation.

B. Impacts of the Project

The proposed project is a bulkhead repair project, not a new bulkhead project. Therefore, there will be no change in the baseline habitat conditions. In fact, the addition of the spawning gravel mix will actually improve the baseline habitat conditions.

C. Net-Loss Determination

All measures have been taken to avoid and minimize potential impacts resulting from the proposed project (see BE). In consideration of the unlikely impact to ESA species as well as the proposed mitigation planting proposed in the BE, which will enhance the habitat, we determine that no-net-loss of ecological function will result from the repair of the existing bulkhead. Additionally we believe that this project reflects the goal of the Shoreline Master Program by balancing access to the environment with the protection of that environment.

As mentioned above, a planting plan was submitted as mitigation in the BE and that will be included as mitigation for the bulkhead work also. There is an existing vegetation buffer along the shoreline at the site any vegetation disturbed by excavation for this project will be replaced on a one to one basis.

D. Effects determination

As stated in the original Biological Evaluation (BE) document the determination of effects for ESA species in the area are provided below:

1. ***Puget Sound Chinook*** – "May affect, not likely to adversely affect"

2. ***Bull Trout*** – "May affect, not likely to adversely affect"

3. ***Puget Sound Steelhead*** – "May affect, not likely to adversely affect"

4. ***Marbled Murrelet*** – "No effect"

Thank you for the opportunity to addend and comment on this project. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,

Nam Siu,

Marine Biologist and Project Manager

Marine Surveys & Assessments

RMI ASSOCIATES LLC
Geotechnical Consultants
824 E. Utsalady Road
Camano Island, WA 98282
Vox: (360) 629-4711
Fax: (360) 629-9056

EXHIBIT 6

April 14, 2015

Mr. Evan Wehr
203 N 36th St., Suite 201
Seattle, WA 98103
RMI File No. 69415

Geotechnical Engineering Report
Decerchio Bulkhead Failure
4005 Williams Avenue North
Renton, Washington
RMI File No. 69415

Dear Evan:

At your request we have prepared this geotechnical engineering report for the bulkhead at 4005 Williams Avenue North, which has experienced some failures.

INTRODUCTION

The purpose of this study and report is to present our findings, opinions, and conclusions regarding existing geotechnical conditions within the site. Specifically, we have evaluated the bulkhead which has had several failures and are providing a geotechnical engineering report discussing those conditions.

The scope of our services includes surficial observations and assessment of the sloping areas. Using the data, we have listed our opinions and recommendations. Our scope of services includes the following:

1. Review geologic maps of the area and information in our files.
2. Perform a walk-through evaluation of existing geotechnical and relative stability conditions at the site.
3. Provide a geotechnical report discussing our findings, opinions, and recommendations as applicable to this project.

SITE CONDITIONS

Surface

The site consists of an approximately 4-foot tall rock bulkhead along the west and south sides of a residence located at 4005 Williams Avenue North. The site is bounded on the west by Lake Washington and on the south by the mouth of May Creek. Williams Avenue is east of the residence and another residence is situated north of the site. The rock bulkhead is founded on beach deposits, recent alluvium or artificial fill. The soil surface declines underwater gently to the west of the bulkhead.

We also noted a failure about the middle of the west bulkhead and several areas where the bulkhead had lost fill and small rock along the bulkhead. We also noted that the face of the bulkhead lacks sufficient batter and there was no apparent drainage rock behind the bulkhead.

Geology

Most of the Puget Sound region was affected by past continental glaciations. The last period of glaciation, the Vashon Stade, ended approximately 10,000 to 11,000 years ago. Many of the geomorphic features seen today are a result of scouring and overriding by glacial ice. During the Vashon Stade, the Puget Sound region was overridden by over 3,000 feet of ice. Soil layers overridden by the ice sheet were compacted to a much greater extent than those that were not. A typical glacial sequence includes glacial till overlying advance outwash, underlain by transitional deposits and older non-glacial and glacial sediments.

We reviewed the Geologic Map of King County, Washington, by Booth, D. B., Haugerud, R. A., and Sacket, J. (*in press* online, for the site geology. The site area has younger alluvium mapped along the west side of the mouth of May Creek with possible artificial fill mapped under the site. We also understand the site may have been constructed on fill placed over contaminated soil.

Explorations

No subsurface explorations were performed. We observed sands with gravel and pieces of rock derived from the failed rock bulkhead in exposures below the bulkhead face. This is consistent with recent beach deposits derived from younger alluvium or artificial fill.

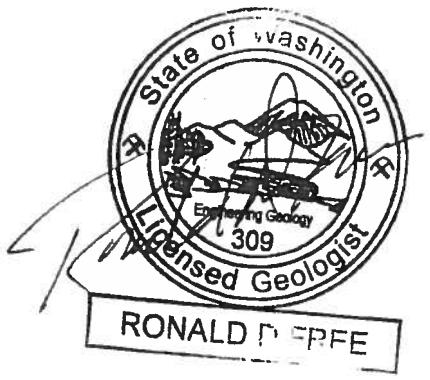
Observations

We noted that in general the bulkhead is not performing well along most of its length. The failures appear to be due to the construction technique and materials used in construction of the bulkhead. Particularly we noted the quality of the rock used and the lack of batter in the construction.

Recommendations

We recommend that the bulkhead be reconstructed to improve the batter and replace any unsuitable rock. The rebuild should include drainage material and fabric behind the bulkhead to minimize the potential for piping and erosion behind the rock face. The planned construction should solve the issues that led to the failures.

If you should have any questions, please don't hesitate to contact us.



Ralph M. Isaacs, Ph.D., PE
Principal Geotechnical Engineer

Ronald D. Free, P.E.G.
Principal Engineering Geologist

2 Copies Submitted